

Curriculum Vitae

Bruce E. Kirby
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Rexford, MT 59930

EXHIBIT 6 B0H
DATE 2-18-09
HB 417

BJCC Inspections, 24 Hour Consultants, and Inspector Consultant, -Company owner

Qualifications;

Inspector Consultant (advises Inspectors world-wide)

Inspector Trainer (approved educator- International Association of Certified Home Inspectors- InterNACHI)

Expert Witness (construction related trials)

Provides Seminars on Ethics, Communication, Customer Service and Motivation for individuals and businesses

Construction Consultant (advises builders and owners in materials, methods and applications)

VA/FHA/HUD Compliance Inspector (Government based loans require compliance inspections)

State Licensed Accredited Asbestos Inspector and Consultant (inspecting, sampling, consulting on EPA/MDEQ regulations)

Bank Draw/Progress Inspector (Financial Institutions use % complete data to determine amount of Funds to be released to continue construction)

Forensic Inspector (following clues to determine the cause of an issue)

Home Inspector (visual exam of all home components & systems)

Insurance Inspector (for damage or underwriter information)

Level I (Phase I) Environmental Inspector (determine possible environmental issues before start of construction)

Industry Titles and Memberships of Certificates:

InterNACHI – member
Certified Master Inspector
Certified Mold Inspector
Moisture Intrusion Evaluation Specialist
InterNACHI Western States Director
InterNACHI Inspector Consultant
former InterNACHI Ethics Committee member
Eureka Chamber of Commerce – member

US Chamber of Commerce – member
Chief Engineers' License

Background in construction includes, but is not limited to:

Roofing	Painting
Remodeling	Journeyman Plasterer
Journeyman Cement Finisher	Mason
Commercial Building Management and Maintenance	
Rental Property Management and Maintenance	

Consulting field Experience

Consulting Home Inspectors
Consulting Home Buyers and Sellers
Consulting Home and Commercial Remodelers
Consulting Building Contractors
Mesabi Community College – Supplemental Instruction Facilitator (instructing students on methods of study, testing, reading, etc. to improve academic performance).

Education

Eveleth High School, National Honor Society, top 5% of class
University of Minnesota – Psychology, Business and Biology - Research project worker
Mesabi Community College – Phi Theta Kappa, Dean's List, Tutor, SI facilitator - Psychology/AA

Average of 100 Continuing Education Credits in the construction related area each year.

Receives and reviews Industry Trade Journals

- Structural Engineer
- Rural Builder
- Professional Roofing
- Qualified Remodeler
- Erosion Control
- Distributed Energy
- Water Efficiency
- Deck Builder
- Grading & Excavating Contractor
- Metal Building Developer
- Stormwater
- Smart Home
- Working RE
- Frame Building News
- Information Week
- E-Week
- Baseline
- PC Mag, etc.

Bruce Kirby

I am here as a representative of InterNACHI (the International Association of Certified Home Inspectors), which is the world's largest Home Inspector Association. I also represent inspectors throughout the state and most importantly consumers (those purchasing residential properties). The job of a Home Inspector is to identify imperfections in a home that may affect the safety, health, and welfare of the buyer (actually all persons involved in the real estate transaction). More inspections are needed to protect our fellow Montanans from those lacking knowledge of building science, and unscrupulous, unethical, or untrained, individuals whose only intent is to make money. Realtors have an **enormous** vested interest in a property sale. Home inspectors do not have a vested interest.

Has anyone here ever bought a home? Did you get an inspection? Were there any surprises? Did your realtor tell you to get an inspection? Did they tell you which inspector to use?

In the interest of time I have prepared copies of my CV to establish my qualification to speak to you on this matter.

Curriculum Vitae (hand out or read)

Who is your client?

Your client is the person your job was created to serve. In this case it is the home buyer.

Who will benefit from this bill?

The ones who will benefit from this bill are

1. The well established or larger inspection companies.

By decreasing competition from startups and smaller companies.

2. The realtors.

By allowing them to look over (inspect) a house and give an opinion that the house does not need an inspection. Then simply having the buyer sign an inspection waiver.

3. The testing company.

By providing them with increased income and invalidating inspector associations tests.

Let us look at HB 417

1. Not all Home Inspectors or Inspector associations are in agreement about this bill or how they should be regulated. This bill was drafted by a handful of realtor sympathetic inspectors in the Billings area.

2. The purpose of this bill is supposed to be to protect the consumer from purchasing a defective home adversely affecting their safety and welfare. The purpose of this bill appears to be restricting home inspectors.

3. This bill may cause some Home Inspectors to quit the profession due to little return on their investment. Especially in rural areas where inspections are needed most. Another test, standards of practice, code of ethics, and CEU requirement would be redundant.

4.This bill would increase cost to the state by increasing regulatory staff, create enforcement difficulties (e.g. asbestos control), and paperwork with little possibility of being effective (e.g. contractor registration).

5.Registration and licensing do not necessarily make better or more qualified inspectors (e.g. electricians).

Difference between a professional and an amateur (one paid – one not paid).

I have traveled and taught inspectors throughout the country and consult inspectors worldwide. I have found many inspectors serve realtors rather than home buyers for fear of loosing business. Therefore a greater number of inspectors would be better for the consumer.

Here are some suggestions to improve the real estate transaction, protect the consumer, create jobs, stimulate our economy and allow Montana to be the leader with a proactive, people orientated plan, regulating where it would do the most good.

1. Require inspections on every residential real estate transaction involving realtors.

2.Require certification by any association. That would eliminate the redundancy in testing, CEU requirements, standards of practice, code of ethics, etc.

Conclusion

In conclusion I believe we need to focus on the consumer. Let's not put the cart before the horse. We need to make sure Home Inspections by certified Home Inspectors are done on all residential real estate transactions where realtors are involved. This would eliminate the inspection waiver and protect the emotionally charged, uninformed, or unaware consumer. This would create jobs, stimulate the economy, and provide a check and balance in the real estate transaction. Once inspections are required (they are in some localities) then we can think about who is doing the inspecting.